

**MINUTES
AMSTERDAM URBAN RENEWAL AGENCY
MEETING OF OCTOBER 25, 2012
CITY HALL
URA OFFICES, THIRD FLOOR**

Board Members:

Chairman Robert Martin
Michael Dayian
Mayor Thane
Anthony Pallotta
Arthur Cotugno
Bob Fetterly

Absent

Michael LaCoppola
Jason Squillace

Staff:

Anne DeGroff
Nicholas Zabawsky

1. Meeting called to order at 6: 35 PM by Chairman Bob Martin.
2. Mr. Pallotta made a motion to accept the minutes of the May 9, 2012 meeting and Mr.Cotugno seconded this motion. A vote was taken and unanimously passed.
3. Finance Report: A presentation by Mr. Zabawsky included the loan report and cash accounts report. Total balance on hand for all Agency accounts is \$120,188.93. There are a total of 5 outstanding loans for which principal balances are due to the Agency, with total loan balances, including accrued interest of \$233,310.58.
4. Report of Grants and Projects: Mr. Zabawsky presented a comprehensive overview of all the current City grants and projects that total \$21,213, 900 with the match requirement of \$3,389,700. A copy of this report is attached.
5. Old Business:

Delinquent Loans - Centro Civico is 2 months behind due to a cash flow situation, but makes payments on a regular basis. Reasons for another delinquency becoming so far behind were discussed and two suggestions were made. One is that Mr. Zabawsky contacts the owner and asks what the plan is for correcting this situation. Mayor Thane made the other suggestion a to have the new Community and Economic Development Director call on the owner and see if there is anything he could do to assist.

The delinquency situation at 47 Florida Avenue was discussed. After an unsuccessful effort by a law firm to initiate action to collect the debt, the Agency has decided to pursue some other law firm to proceed with collection action. Mr. Zabawsky has Board approval to seek alternative legal counsel. We have two separate mortgages on 47 Florida Avenue, which will result in two foreclosure actions.

PAAA Compliance Three Board members still need to complete Board training. Two of the three have signed up and have appointments in November and December to complete this requirement and the 3rd will be making arrangements within two weeks. Nick also pointed out that the Agency is not in compliance with annual report and audit requirements due to the fact that the City does the Agency's bookkeeping, and the audit is undertaken as part of the City audit, which is completed 6 months later than the requirements of the PAAA. Nick suggested that we contact the City auditor to explore an audit separate from the City audit, to be completed in a more timely manner.

6. New Business: Mayor Thane and Board Chairman Martin are working with a land bank project. It is too early to determine exactly what role URA will have in this venture, but Chairman Martin indicated that the Agency could play an important role in the land bank program..

7. Adjournment: Mr. Pallotta made a motion to adjourn at 7:28 PM and it was seconded by Mr. Martin. All in favor.

City of Amsterdam Grants

October 25, 2012

Open, Funded Grants					
Fiscal Year of Grant Award	Funding Source - Project Description	Amount of Grant	Match Requirement (Source of Match)	Grant or Contract Number	Project Status
2006	NYSDEC Brownfields - Chalmers Site Environmental Remediation	\$1,900,000	\$440,000 (Restore NY & Bonding)	C303155	Demolition and Environmental Remediation Complete, Seeking Developers
2006	RESTORE NY Grant - Chalmers Site Remediation and Demolition	\$1,400,000	\$140,000 (NYSDEC and Bonding)	U977	Demolition and Environmental Remediation Complete, Seeking Developers
2006	NYSDOT Federal Transportation Grant - Bridge Street Reconstruction	\$500,000	\$250,000 (AIDA & NYSDOS)	PIN 2754.03.321	Construction Complete, Processing Payments
2006	NYS Dept of State - Bridge Street Reconstruction	\$125,000	\$650,000 (NYSDOT & AIDA)	C006601	Project Completed, Grant Closed Out
2006	AIDA - Bridge Street Reconstruction	\$125,000	\$650,000 (NYSDOT & NYSDOS)	NA	Construction Complete
2007	NYS Dormitory Authority - Riverlink Phase I	\$100,000	\$0	ID 2088	Construction Completed, Grant Closed Out
2007	NYS Environmental Facilities - Upgrade to City Water Supply	\$11,500,000	\$0	174917	Project Completed
2007	NYS Dept of State- Riverlink Park Phase II	\$350,000	\$350,000 (DASNY)	C600700	Construction Complete, Processing Payments
2007	Via Ponte BOA - Environmental Investigation and Redevelopment Planning - Stage 1	\$85,000	\$9,400 (City)	C303167	Step One Completed, Step Two Starting

Fiscal Year of Grant	Funding Source - Project Description	Amount of Grant	Match Requirement (Source of Match)	Grant or Contract Number	Project Status
2008	North Side BOA- Environmental and Planning Study	\$58,500	\$6,500 (City)	303846	Project in Process
2008	Restore NY Grant - Mohasco Site Redevelopment	\$2,500,000	\$250,000 (Bonding)	W094	Seeking Developers, Awaiting State Approval for Project Amendment
2008	NY Main Street - Building Rehab on Main St	\$500,000	125000 (Owner Match)	20084064	Program in Process, Doing Flood Recovery & Main St Projects
2009	NYS Dormitory Authority- Riverlink Park Phase II	\$350,000	\$350,000 (DOS Funds)	ID 3093	Construction Complete, Processing Payments
2010	HUD CDBG- Market Hill Water System Upgrades	\$600,000	\$0	32PW46-10	Construction Completed, Awaiting Grant Closeout
2010	HUD HOME- Housing Rehabilitation	\$400,000	\$125,000 (Owner Match)	20103044	Program in Process, Final Home in Process
2011	HUD CDBG- Sewer System Upgrades	\$600,000	\$0	32PR16-11	Under Construction
2011	NYS Preservation League- City Hall Improvements	\$7,500	\$10,000 (Local)	NA	Architect Hired, Study Under Way
2011	Dept of State BOA Program Waterfront BOA	\$87,900	\$8,800 (Local)	NA	Consultant Selected, Work to Start in 30 Days
2011	Dept of State River Walk	\$25,000	\$25,000 (City)	#7329	Consultant Selection in Process
Total		\$21,213,900	\$3,389,700		